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## **Planning Statement PS-1311-01**

**July 2023 v3**

**3no. 1 bed bungalows**

**Land r/o Rose Bank, Burton End, Haverhill CB9 9AD**

**[with the pedestrian and vehicular access being onto York Road]**



## **1. History**

Ref DC/21/1436/FUL

Planning application refused [for 2 semidetached 3 bed houses]

Ref APP/F3545/W/22/3291869

Appeal for 2 semidetached 3 bed houses dismissed

## **2. This proposal:-**

To erect 3 no. 1 bed bungalows with parking, visitor parking, landscaping, bin store, boundary treatments, a new section of public footpath & relocation of 1no. Street light.

## **3. Policy**

We are within the development limits of the town and so there is a presumption in favour of development, subject to design.

On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved Edmundsbury Borough Council.

Policy DM1 Presumption in Favour of Sustainable Development

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM7 Sustainable Design and Construction

Policy DM13 Landscape Features

Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

Policy DM22 Residential Design

Policy DM46 Parking Standards

Vision Policy HV1 - Presumption in Favour of Sustainable Development

Core Strategy Policy CS3 - Design and Local Distinctiveness

Core Strategy Policy CS4 - Settlement Hierarchy and Identity

#### **4. Other planning policy:**

The National Planning Policy Framework (NPPF) was revised in July 2021 and is a material consideration in decision making from the day of its publication. Paragraph 219 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2021 NPPF that full weight can be attached to them in the decision making process.

National Planning Policy Framework (July 2021)

#### **5. Applicants comments on policy criteria**

The main considerations in the determination of this application are:

- Principle of development
- Impact on character and appearance of the area
- Impact on residential amenity
- Impact on trees
- Impact on highway

#### **Principle of development**

The application seeks planning permission for the construction of three new [bungalows] dwellings within the settlement boundary of Haverhill, where within this area the principle of new dwellings is generally considered acceptable given the position of the site in relation to shops and facilities, subject to compliance with policies relating to design, scale, layout, access and trees. Development such as the provision of new dwellings need to be in accordance with policy DM2 and requires proposals to respect the character and appearance of the immediate and surrounding area, and that there is not an adverse impact upon residential amenity, highway safety or important trees within the street scene. Along with CS3, DM2 requires development to conserve and where possible enhance the character and local distinctiveness of the area.

In this case, the proposed development is located entirely within an existing residential curtilage. As such, the principle of the development is acceptable in this location subject to its design, scale, form and impact.

### **Impact on character and appearance of the area**

Policy DM22 states that all residential development proposals should maintain or create a sense of place and/or character by basing design on an analysis of existing buildings and landscape and utilising the characteristics of the locality to create buildings and space and strong sense of place and distinctiveness.

At present, the site accommodates a residential dwelling within its large curtilage. The proposal proposes the provision of three detached 1 bedroom bungalow dwellings.

There is a mixed character and form along York Road, with a modern development immediately to the east of the site, a park and area of open space to the west and garages to the south. The proposed development comprises the construction of three detached bungalows.

The dwellings will front onto the adjacent park to the west, with parking along the frontage of the site [on York Road].

The proposed dwellings sit comfortably within the site, and it is therefore considered the proposal does not represent over-development of the site. Given the mix of character and scale and form of the neighbouring development, the proposal is not considered to negatively impact the character and appearance of the area.

### **Impact on residential amenity**

Whilst the proposal sits within residential garden land associated with Rose Bank, no harm is considered to arise upon this property, taking into consideration the levels difference. The proposed end elevation the nearest new bungalow will be approximately 21 metres from the rear elevation of Rose Bank [and 13m from an Garden Room] which is considered to be a satisfactory separation distance. In comparison to the large residential buildings towards the east of the site the development is considered to have no adverse impact. No concern is held in relation to the scale and position of the proposed dwellings behind and proximity to the rear elevations and gardens of the existing housing scheme to the east, with the Bungalows proposal not affecting outlook, light or privacy.

Overall, it is considered that the proposal has a good standard of amenity. for existing and future occupiers, in line with the requirements of Policies DM2 and DM22, and to the provisions of the NPPF.

### **Impact on trees**

The provision of three bungalow dwellings and associated parking within this site would require the removal of a row of conifer trees onto York Road and other domestic trees within the site – see drg 1311-03 for location of trees to be removed. The categorisation of trees to be removed is 'C'. [see tree report appendice [d]. The trees to be removed are not native species and have grown to a size which makes them unsuitable in this location.

The trees are not of any particular arboricultural merit, however, they are highly visible from public places, their size and non-native species makes a negative contribution to the locality.

### **Impact on highway**

It is noted the application includes the provision of a new vehicular access onto the site in order to achieve sufficient car parking. The proposal represents three, One bedroom properties in which four car parking spaces have been provided- see item 20 car parking below for the detailed statement on parking standards.

This is considered to meet the Suffolk Parking Guidance requirements.

The highway authority noted a street lamp post located directly adjacent to where the proposed access is to be located- this is to be relocated and its relocation position was agreed with SCC Highways in a previous application.

The applicant expects to obtain and accept a quote from SCC Highways to relocate the streetlight as necessary.

## 11. Context

The site is a property with a face towards to Burton End and York Road and is on sloping ground above [with the lowest end being to Burton End].

York Road environs is an eclectic mix of predominantly residential units with some lock up garages remote from their users/owners. The donor property [Rose Bank] is a bungalow as are several properties in Burton End [see photograph below]



The types of housing in York Road are 3 storey apartments to 2 storey terrace and semis.

The Clements Estate is to the south [York Road is its boundary to the south of the site]

Burton End has a number of open leafy green public spaces along its length and typically buildings and open spaces are mostly on gently rising ground.

There's also a mixture of ownership – private, public/Havebury Housing partnership  
Recent developments in York Road [rear of the site] are primarily up to 3 storeys and are apartments.

Local material palette is a mixture of red, buff and cream brick and render

Roof materials are red brown clay tiles and slate on the terraces

See item 27 below -link to photographs

### **12.Design and materials palette**

Roof tiles to be Dark grey pantile

Walls to be light grey Hardie Plank over a red clay brick plynth

Windows and double doors to be dark grey upvc

Doors to be dark grey upvc

Fascias and rainwater goods to be white upvc

### **13.Transport links and distances to main town facilities**

It is 1050m to the Town Centre from site [High Street at the end of Burton Road] [12 mins to walk and 3 mins to cycle] and 1150m to the town bus station from site.

Bus stops. There are 4 bus stops from 100m to 200m of the site entrance [2 to 4 mins to walk].

The main bus routes are Cambridge/Haverhill/Newmarket/Haverhill/Bury St Edmunds.

The site is therefore in a highly sustainable location.

### **14.National Space Standard**

All 3 dwellings will fully meet the National Space Standards

All 3 of the 1 bed bungalows will be 2person 50m<sup>2</sup> or more GIA [actual GIA 51.6m<sup>2</sup>]

### **15.Affordable Housing**

The proposal is for 3 dwellings where the threshold for AH is 10 and so AH policy will not apply

### **16.Community Infrastructure Levy**

The site red line area is 565m<sup>2</sup> and building gross area at under 180m<sup>2</sup> are both below the thresholds for CIL contributions.

### **17.S106 contributions**

The LPA to state if there are to be any S106 contributions

### **18. Vehicular, pedestrian and cycle access**

For all 3 types of access to be via a new access off York Road. Max gradient on the new public footpath will be 1in20 max gradient and on internal site pathways will be 1in12 max gradient for a max 5m travel distance before reaching a flat and level platform. There will also be a flat and level approach to all 3 dwelling entrances. This is a fully inclusive design and meets current planning and building regulation guidance on access to new dwellings.

There are 2 secure cycle parking spaces for each of the 3 new dwellings- see drg 1311-03.

### **19.Neighbour amenity**

There is no overlooking from any [ground floor] window of the 3 new bungalows to a neighbour which could cause a loss of neighbour amenity. There are no new windows above ground floor level. No window of an existing neighbours dwelling of first floor or above has [other than an obtuse angle] a view of the gardens or of the new dwellings.

### **20.Car Parking**

Will be to the adopted Suffolk Council Council parking standard, which is:-

1 cps for 1 bed apartments of which there are 3.

0.25 visitor spaces required for each bungalow x 3, rounded up to the near whole number= 1.

Total car parking is therefore 3 x 1 bed units = 3cps plus 1 visitor space = total of 4 cps required and 4 are provided, see drawing 1311/03

Car parking space sizes are 2.5 x 5.0m bays. Max gradient 1in12.

A new 10m wide vehicle crossover is required and shown on drg 1311-03.

### **21.New section of public footpath**

This proposal provides a new 15m length of 2m wide public footpath as part of its proposal, to SCC Highways standard, this links 2 existing footpaths currently separated by [verge] land in private ownership.

### **22.Bin storage and collection**

There is a [screened] bin collection area capable of accomodating 9 wheelie bins adjacent to the public footpath onto York Road- see drg 1311-03.



### **23.Landscape and boundary treatments**

Boundary treatment to the north [to Rose Bank] is to be a 1.8m high close boarded timber fence.

Boundary treatment to the west [to the Havebury building] to be the existing 1.8m high close boarded timber fence

Boundary treatment to the south [to York Road] this boundary is open as it's the pedestrian, cyclist and vehicle entrance but the garden fence to unit 3 facing Yord Road is a 1.8m high close boarded timber fence.

Boundary treatment to the east [the park] is to be a 1.2m high metal railings painted black

Boundary treatments inbetween rear gardens of plots 1/2 and 2/3 are to be 1.8m high close boarded timber fence.

Landscaping. See 6 planters and 2 runs of native species hedging as shown on drg 1311-03

### **24.Flood Risk**

From an inspection of the EA website and the flood map for the site's postcode the site and surrounding area is FZ1 and so poses the lowest level of flood risk and an FRA would not be required.

### **25.Contamination**

The contamination report is attached – see appendice [e] -and shows as “Passed”

### **26.Discussion with planning officer**

The proposal [3 bungalows] has been informally discussed with planning officer Dave Beighton and is believed to have officer support subject to caveats. The main concern was that the rear gardens weren't deep enough- this has been addressed in this proposal.

See Appendice [b]

## **27.Drawings**

1311-01 Existing site and location plan

1311-02 Proposed site plan

1311-03 Proposed site and floor plans and streetscene to park

1311-04 Proposed plans and elevations and streetscene to York Road

## **28.Appendices**

[a] Appeal decision

[b] Discussion with planners

[c] Biodiversity checklist

[d] Tree survey

[e] Contamination

## **29.Photographs**

Link to photographs

<https://share.icloud.com/photos/0c43D3ohgWkNbDhqMQzXJUQdA>